



Legislation Text

File #: ID#17-3664, **Version:** 1

SUBJECT/RECOMMENDATION:

Provide direction on the Downtown Redevelopment Plan update. (WSO)

SUMMARY:

The *Clearwater Downtown Redevelopment Plan* (2004) is the guiding future land use plan and redevelopment plan for the Downtown Planning Area. The Planning and Development Department is currently preparing updates to the document, and concurrently drafting amendments to the Downtown (D) District within the Community Development Code. The goal of this update is to reaffirm the vision for Downtown and streamline and further incentivize the redevelopment process. This project also provides an opportunity to address changes in conditions and issues identified by the community and staff with implementing the Plan, as well as to integrate other completed plans (i.e. Imagine Clearwater, North Marina Area Master Plan, and East Gateway District Vision Plan).

The Planning and Development Department has hosted two community meetings providing an update on the project. At the first meeting in April, staff presented the Guiding Principles, Vision, and four overarching Goals and utilized feedback display boards with visual preference voting to gain public input. In May, staff presented the proposed changes to the Character District entitlements and provided an update on the direction proposed for the Downtown (D) District. The feedback was overwhelmingly positive for the proposed changes.

The Planning and Development Department is seeking input from City Council on substantive changes to the *Downtown Plan*, including:

- Affirmation of Vision for Downtown, Guiding Principles and Goals.
- Increases in density to facilitate development that is compatible with downtown neighborhoods.
- Elimination of lot consolidation requirements to promote forms of development that retain desired neighborhood character.
- Revisions to height to clarify inconsistent policies in certain Character Districts.
- Expansion of Old Bay District boundaries to include the North Marina Area Master Plan area.
- Amendments to the Future Land Use designation for areas within the Downtown Planning Area not currently Central Business District.

APPROPRIATION CODE AND AMOUNT: N/A

USE OF RESERVE FUNDS: N/A